

**WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING**

DATE: July 27, 2011
TIME: 7:00 p.m.
LOCATION: West Windsor Municipal Building – Room A

AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**
2. **ROLL CALL OF MEMBERS**
3. ***RESOLUTIONS:**
 - PB 11-02SW
TYCO INTERNATIONAL**
Sign Waiver Request
Block 9, Lot 64.01; Roszel Road
Property Zoned: ROM-2 District
 - PB 11-04SW
NASSAU PAVILION – SPORT CLIPS**
Sign Waiver Request
Block 7, Lot 78.02; Nassau Park Blvd.
Property Zoned: B-3 District
4. ***CHAIRMAN’S COMMENTS AND CORRESPONDENCE** ☐ Public Comments - Non-agenda items (Limit 15 minutes)
5. ***LIAISON REPORTS:**
 - a) Environmental Commission
 - b) Affordable Housing Committee
6. ***APPLICATION:**
 - a) **PB09-13SW Amended**
NASSAU PARK – HOME GOODS
Amended Sign Waiver
Block 7, Lot 78.17; 201 Nassau Park Boulevard
Property Zoned: B-3 District
MLUL: NA

The applicant proposes a facade sign with 36 inch letters totaling 114.2 square feet on the front of the existing HomeGoods store located at the Nassau Park Shopping Center, 201 Nassau Park Boulevard. The proposed sign increases the square footage of the existing sign from 62.25 square feet to 114.2 square feet. All other components of the sign are to remain the same. A waiver from Section 200-32A.2.a.3 of the Township sign regulations to allow a wall sign exceeding the maximum allowable sign area is requested together with all other approvals, waivers and variances that may be required.

b) PB11-06

MARKETFAIR – BOBBY’S BURGER PALACE

Minor Site Plan; C Bulk Variance & Sign Waiver

Block 7.15, Lot 14.04; 3535 US Route 1

Property Zoned: B-2 District

MLUL: 11-2-11

The Applicant requests approvals in connection with a new restaurant tenant on the south side of MarketFair near the theater. Specifically, application is for site plan approval of a new entrance directly into the leased space as well as 310 square feet of sidewalk to the new entrance and new building mounted signage to identify the new tenant. A variance is requested to allow an increase in coverage from 79.78% to 79.81% where 60% is the maximum permitted coverage. A sign waiver is requested to allow the proposed sign area of 96 square feet if the entire sign panel is used to calculate the sign area, where 39.897 square feet is permitted. The property that is the subject of the application is identified as Block 7.15, Lot 14.04 on the West Windsor Tax Map. The lot, located at 3535 US Route 1 South, is developed with the MarketFair retail center in the B-2 Business Zone District.

7. **CLOSED SESSION** (If needed)

8. **ADJOURNMENT**

(*Indicates formal action may be taken).

Marvin Gardner, Chair
Michael Karp, Vice Chair